090.0	0004	0009.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	781,600	/	781,600
USE VALUE:	781,600	/	781,600
ASSESSED:	781,600	/	781,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		MARTIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOWLER RITA M/ TRUSTEE
Owner 2:	RITA M DOWLER REVOCABLE TRUST
Owner 3:	
Street 1:	28 MARTIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOWLER RITA M -
Owner 2:	-
Street 1:	28 MARTIN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .257 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 1512 Square Feet, with 1 Registry stamp Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11181.000	252,800		528,800	781,600
Total Card	0.257	252,800		528,800	781,600
Total Parcel	0.257	252,800		528,800	781,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.93 | /Parcel: 516.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 57878
GIS Ref
GIS Ref
Insp Date 11/09/18

!7323!

PREVIOUS ASSESSMENT

Parcel ID 090.0-0004-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	252,800	0	11,181.	528,800	781,600		Year end	12/23/2021
2021	101	FV	243,900	0	11,181.	528,800	772,700		Year End Roll	12/10/2020
2020	101	FV	243,900	0	11,181.	528,800	772,700	772,700	Year End Roll	12/18/2019
2019	101	FV	195,400	0	11,181.	536,400	731,800	731,800	Year End Roll	1/3/2019
2018	101	FV	195,400	0	11,181.	400,400	595,800	595,800	Year End Roll	12/20/2017
2017	101	FV	195,400	0	11,181.	362,600	558,000	558,000	Year End Roll	1/3/2017
2016	101	FV	195,400	0	11,181.	347,500	542,900	542,900	Year End	1/4/2016
2015	101	FV	183,000	0	11,181.	294,600	477,600	477,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:23:05

LAST REV

Date	Time
12/09/21	10:06:56
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7323

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOWLER RITA M,	76496-323	1	12/22/2020	Convenience	1	No	No		Edward T Dowler dod 8/26/1987
GOTT BENJAMIN J	8515-544		7/12/1955			No	No		

USER DEFINED

Prior Id # 1:	57878
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
3/30/2009	Measured	345	PATRIOT
3/8/2000	Inspected	276	PATRIOT
1/31/2000	Measured	264	PATRIOT
8/5/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11181		Sq. Ft.	Site		0	70.	0.68	5									528,803						528,800	

Total AC/HA:	0.25668	Total SF/SM:	11181	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	528,803	Spl Credit		Total:	528,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.34444439
Const Adj.:	0.99989998
Adj $ / SQ:	147.874
Other Features:	70000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	310621
Depreciation:	57775
Depreciated Total:	252845

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

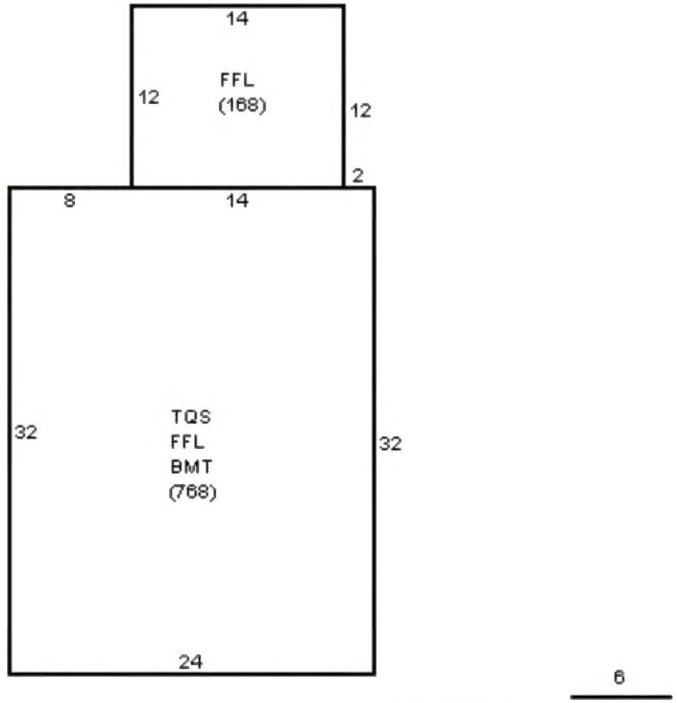
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.87
Special Features:	0	Val/Su Net:	133.33
Final Total:	252800	Val/Su SzAd	167.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	936	147.870	138,410
TQS	3/4 Story	576	147.870	85,175
BMT	Basement	384	44.360	17,035

Net Sketched Area:	1,896			Total:	240,620
Size Ad	1512	Gross Area	2472	FinArea	1512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	50				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0004-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	